

121.A

0005

0012.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

449,600 / 449,600

USE VALUE:

449,600 / 449,600

ASSESSED:

449,600 / 449,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		WELLINGTON ST, ARLINGTON

OWNERSHIP	Unit #:	3
Owner 1: WRIGHT LINDSAY		
Owner 2:		
Owner 3:		
Street 1: 14 WELLINGTON ST UNIT 3		
Street 2:		

Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02476		Type:	

PREVIOUS OWNER	
Owner 1: FREILICH DEBRA -	
Owner 2: -	
Street 1: 14 WELLINGTON ST UNIT 3	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1950, having primarily Clapboard Exterior and 828 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7454																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	449,600			449,600		210351
							GIS Ref
							GIS Ref
							Insp Date
							07/26/18



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	449,600	0	.	.	449,600	Year end	12/23/2021	
2021	102	FV	437,000	0	.	.	437,000	Year End Roll	12/10/2020	
2020	102	FV	430,700	0	.	.	430,700	430,700 Year End Roll	12/18/2019	
2019	102	FV	369,000	0	.	.	369,000	369,000 Year End Roll	1/3/2019	
2018	102	FV	326,700	0	.	.	326,700	326,700 Year End Roll	12/20/2017	
2017	102	FV	298,000	0	.	.	298,000	298,000 Year End Roll	1/3/2017	
2016	102	FV	324,500	0	.	.	324,500	324,500 Year End	1/4/2016	
2015	102	FV	300,100	0	.	.	300,100	300,100 Year End Roll	12/11/2014	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FREILICH DEBRA,	71224-270	2	6/27/2018		475,000	No	No		
DEASY JULIAN L,	55258-24		8/27/2010		285,000	No	No		
MALDARELLI FRA	39129-371		5/9/2003		277,000	No	No		
ROSSANO-COLIER	31743-315		8/23/2000		240,000	No	No	4	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/26/2018		Measured									DGM	D Mann
3/29/2012		Inspected									BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 99 - Condo Conv		Full Bath: 1	Rating: Good	A Bath:	Rating:															
Sty Ht: 1 - 1 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:															
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:															
Foundation: 3 - BrickorStone		OthrFix:	Rating:	RESIDENTIAL GRID																
Frame: 1 - Wood		OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1														
Prime Wall: 2 - Clapboard		Kits: 1	Rating: Good	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
Sec Wall:	%	A Kits:	Rating:	Other																
Roof Struct: 1 - Gable		Frl:	Rating:	Upper																
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Lvl 2																
Color:																				
View / Desir: N - NONE																				
GENERAL INFORMATION				CONDO INFORMATION				REMODELING				RES BREAKDOWN								
Grade: C+ - Average (+)		Location:		Exterior:	No Unit	RMS	BRS	FL												
Year Blt: 1950	Eff Yr Blt:	Total Units:		Interior:	1	3	1													
Alt LUC:	Alt %:	Floor:	2 - 2nd Floor	Additions:																
Jurisdict:	Fact: .	% Own:	10.210000038	Kitchen:																
Const Mod:		Name:		Baths:																
Lump Sum Adj:																				
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %	Exterior:	No Unit	RMS	BRS	FL												
Prim Int Wal 2 - Plaster		Functional:	%	Interior:	1	3	1													
Sec Int Wall:	%	Economic:	%	Additions:																
Partition: A - Typical		Special:	%	Kitchen:																
Prim Floors: 3 - Hardwood		Override:	%	Baths:																
Sec Floors:	%	Total: 18.6 %		Plumbing:																
Bsmnt Flr: 12 - Concrete				Electric:																
Subfloor:				Heating:																
Bsmnt Gar:				General:																
Electric: 3 - Typical				Totals																
Insulation: 2 - Typical				1	3	1														
Int vs Ext: S				CALC SUMMARY				SUB AREA												
Heat Fuel: 1 - Oil				Basic \$ / SQ: 305.00	COMPARABLE SALES				Code Description Area - SQ Rate - AV Undepr Value				SUB AREA DETAIL							
Heat Type: 3 - Forced H/W				Size Adj.: 1.35000002	Rate	Parcel ID	Typ	Date	Sale Price	GLA	Gross Liv Ar	828	432.290	357,940	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
# Heat Sys: 1				Const Adj.: 1.04989493																
% Heated: 100	% AC:			Adj \$ / SQ: 432.294																
Solar HW: NO	Central Vac: NO			Other Features: 60500																
% Com Wal	% Sprinkled			Grade Factor: 1.10																
MOBILE HOME				NBHD Inf: 1.20000005																
Make: [] Model: [] Serial # [] Year: [] Color: []				NBHD Mod:																
SPEC FEATURES/YARD ITEMS				LUC Factor: 1.00																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
PARCEL ID 121.A-0005-0012.0																				
More: N Total Yard Items: [] Total Special Features: [] Total: []																				
AssessPro Patriot Properties, Inc																				
8																				
																				